



GRASSROOTS
REALTY GROUP

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3317 6 Street NE
Calgary, Alberta

MLS # A2247369



\$335,000

Division:	Winston Heights/Mountview		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,060 sq.ft.	Age:	1955 (70 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Lawn, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Laminate, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Storage, Wood Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 285
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: None

****Welcome to this fantastic 3-bedroom + den townhome in the heart of Winston Heights, offering stylish updates, a functional layout, and a prime inner-city location. Move-in ready and completely carpet-free, this home combines comfort, convenience, and low-maintenance living. **The bright and inviting main level features an eat-in kitchen with stainless steel appliances, opening to a nicely sized back deck (7'6" x 13'1") - perfect for BBQs and summer gatherings. Upstairs, you'll find three bedrooms, a full bath, and generous storage space for linens and towels. The fully developed basement adds even more versatility with a den/flex/office space and laundry room. **A second full bathroom is located on the main floor for everyone's convenience. **Enjoy low condo fees, assigned parking with a plug-in, and ample visitor parking. This pet-friendly complex offers plenty of yard space for you and your furry friends. **Ideally situated close to Deerfoot Trail, 16th Avenue, Winston Golf Club, Fox Hollow Public Golf Course, Renfrew Athletic Park and the community dog park, this property is perfect for anyone seeking an active lifestyle with quick access to everything the city has to offer. **Don't miss your chance to call this charming Winston Heights townhome your own—schedule your viewing today!****